



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

VARIANCE APPLICATION

rev. 09/24/2013

PROPERTY OWNER

Name Meijer
Address 2350 3 Mile Rd, Grand Rapids MI 49544
Daytime Phone (616) 791-3909 Email matt.leritt@meijer.com

APPLICANT

Name Brexton Construction
Address 1123 Goodale Blvd Suite 500 Columbus OH 43212
Daytime Phone (614) 441-4110 Email craig.abbott@brextonllc.com
Address of Subject Property Outlot C in front of Meijer (Diley Rd)
Current Zoning P1D Variance Request to Section _____
Requested Variance See Attached.

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Melissa Hallenbeck for buyer
Property Owner's or Authorize Agent's Signature

10/21/19
Date

DO NOT WRITE BELOW THIS LINE

Date Received: ____/____/____

Fee: \$ _____
Paid ☐

Historic District: ____ Yes ____ No
Preservation District: ____ Yes ____ No

Date of Action: ____/____/____

Application ____ No

Expiration Date: ____/____/____

Approved: ____ Yes

____ Yes, with conditions

Tracking Number: VA - _____

October 11, 2019

Description of 1.384 acres

Situated in the State of Ohio, County of Fairfield, Village of Canal Winchester, and being a part of Section 28 Township 15, Range 20, Congress Lands, and being 1.384 acres out of 24.769 acre tract as described in a deed to Meijer Stores Limited Partnership as recorded in O.R. 1451, Pg.'s 3330-3334, Fairfield County Recorder's Office, said 1.384 acre tract being more particularly described as follows:

Beginning for reference at a found monument box with a 3/4" iron pin with aluminum cap stamped "Trucco Construction ODOT C/L P.S. 7961", said monument box being located in the centerline of Diley Rd at the common corner of Sections 20, 21, 28, & 29;

Thence S 04°33'10" W, 503.61', along the centerline of said Diley Rd., being the common line between said Section 29 & 28, and along a west line of a 0.879 acre tract as conveyed to Board of Fairfield County Commissioners 40-WDV as recorded in O.R. 1324, Pg. 81, to a point:

Thence S 85°26'50" E, 69.86', crossing said Diley Rd and crossing said 0.879 acre tract, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 1.384 acre tract;

Thence crossing said 24.769 acre tract, along a new division line, the following 3 courses and distances:

S 85°23'55"E, 336.68', to an iron pin set;

S 04°36'05"W, 180.00', to an iron pin set;

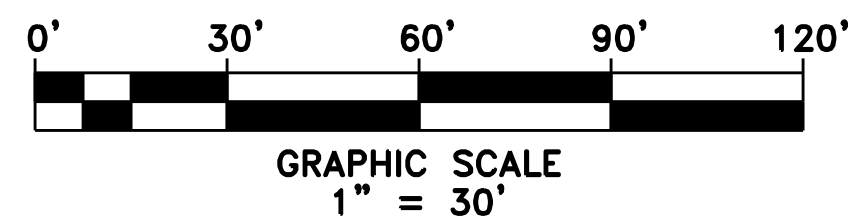
N 85°23'55"W, 333.00', to an iron pin set in the east line of said Diley Rd., being the east line of said 0.879 acre tract;

Thence N 03°25'47"E, 180.04', along the east line of said Diley Rd., being the east line of said 0.879 acre tract, to the True Place of Beginning, having an area of 60271 Square Feet, or 1.384 Acres, more or less, subject to all legal easements and right of ways of record.

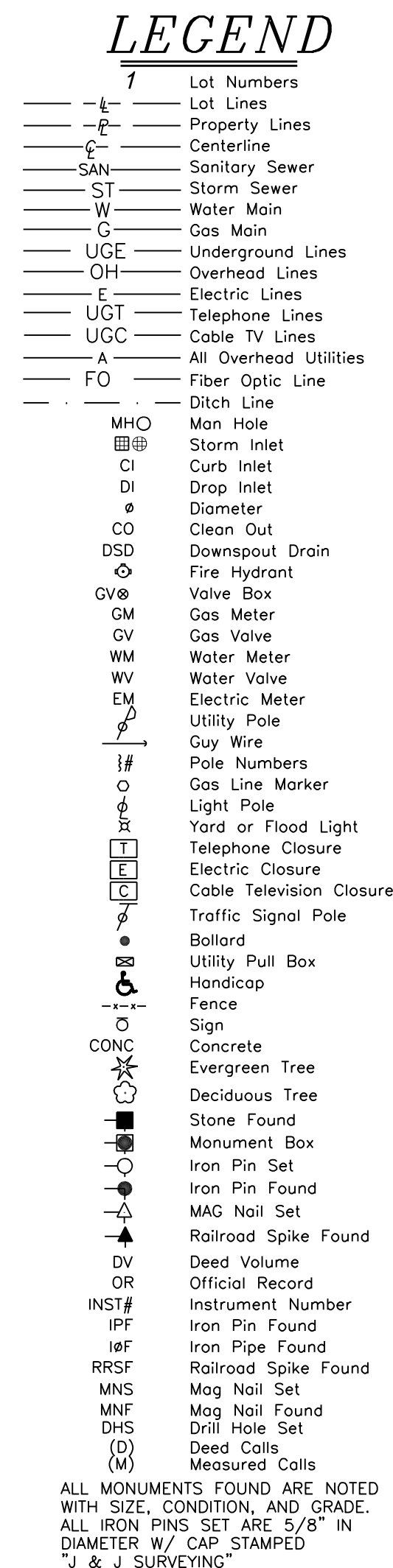
Bearings are based on the centerline of said Diley Rd, as being S 04°33'10" W, based on GPS observations using the State of Ohio Department of Transportation VRS System, the State Plane Coordinate System, Ohio South Zone, North American Datum, of 1983, also known as NAD83 (2011 Adjustment). All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Fairfield County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in October 2019.

John W. Wetherill P.S. 7811 Date

TOPOGRAPHIC SURVEY OF A
PART OF OUTLOT 4 MEIJER
DR., CANAL WINCHESTER, OHIO



SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, VILLAGE OF CANAL WINCHESTER, BEING A PART OF SECTION 28 TOWNSHIP 15, RANGE 20, CONGRESS LANDS, AND BEING A PART OF 24.769 ACRE TRACT AS CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP AS RECORDED IN OFFICIAL RECORD BOOK 1451, PAGE 330-334, FAIRFIELD COUNTY RECORDER'S OFFICE.



NOTES:
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF DILEY ROAD AS BEING S 43° 33'10" W. BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANS COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOW AS NAD83 (2011 ADJUSTMENT).

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

FLOOD ZONE:

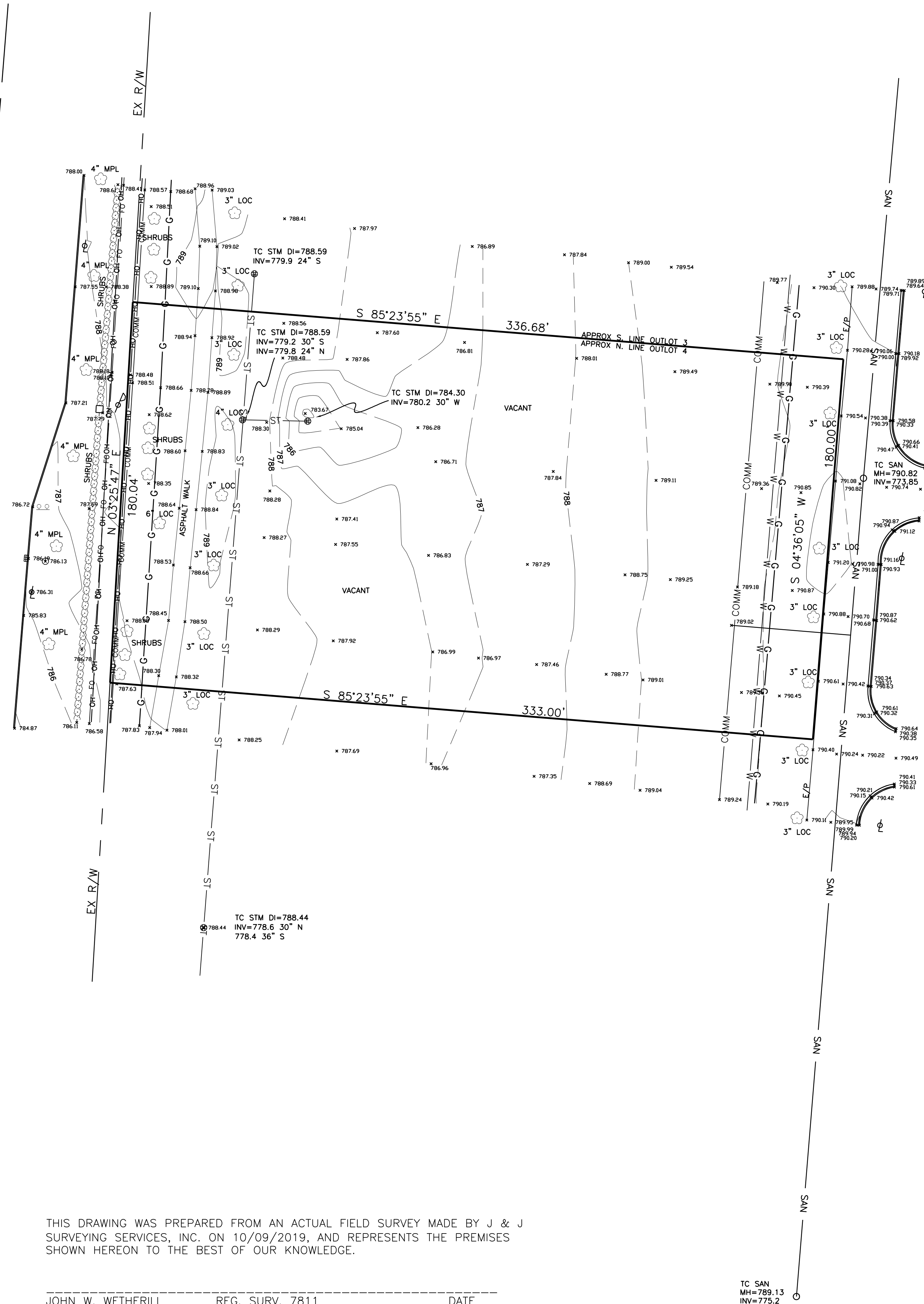
THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS:

ELEVATIONS ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM=NAVD 88 DATUM.

SITE BENCHMARK #1CHISLED "X" ON SOUTH RIM OF SANITARY SEWER MAN HOLE LOCATED IN THE CENTERLINE OF THE ACCESS DRIVE ALONG THE EAST LINE OF THE SUBJECT TRACT, AS SHOWN ON SURVEY. ELEV=790.80

TREE LEGEND	CAT	CATAWPA
	CDR	CEDAR
	COT	COTTONWOOD
	CRAB	CRABAPPLE
	HACK	HACKBERRY
	HCK	HICKORY
	LOC	LOCUST
	MPL	MAPLE
	MUL	MULBERRY
	ORN	ORNAMENTAL
	POP	POPLAR
	SPR	SPRUCE
	WAL	WALNUT
WC	WILD CHERRY	
WIL	WILLOW	



THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 10/09/2019, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

JOHN W. WETHERILL REG. SURV. 7811 DATE



NAME	DATE	SCALE	1" = 30'	REVISIONS	BY	DATE
APPROV.						
CHD						
DATE						
NAME						
DATE	10/10/19					

TOPOGRAPHIC SURVEY OF A
PART OF OUTLOT 4 MEIJER
DR., CANAL WINCHESTER, OHIO

J. & J. SURVEYING SERVICES, INC.
7509 EAST MAIN ST. SUITE 104
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
JOHN7811@AMERITECH.NET
JOHN.WETHERILL@JJSURVEYINGOHIO.COM
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JOB NUMBER
19-070

Development Text & Variance

The Applicant has reviewed all applicable development text and design standards. Our intent is to conform to the development standards, however we have identified the following variance that we will need to request.

1. Requesting variance to vary from the 50' build to line along Diley Rd.
 - a. The existing storm water easement extends further than 50' and requires a deeper build to setback line. We are currently showing our building 71' from the R/W
 - b. No, this application will not deprive others property owners of their rights
 - c. They do not. The storm water easement is existing
 - d. This condition affects all outparcels in front of Meijer, requiring similar variance for each these other outparcels and does not represent any undue privilege to the applicant
 - e. No this will not adversely affect public health, safety, convenience, comfort, prosperity, and general welfare
 - f. Granting of the variance is also a physical limitation of the property, due to location of storm water easement
 - g. Our use is permitted and not affected by this variance request

Neighbors list:

See Attached

Engineering Feasibility Statement

Water, sanitary and storm water services are available to our parcel in sufficient size/capacity to service our intended use.

- Currently sanitary services are stubbed to our parcel on the east side of the tract and is at sufficient depth to accommodate our project.
- Water services is currently located at the south and north end of the out parcels and will need to be extended to and across our site as part of our project. This work is included in our project.
- Storm water service is located on site and will be tied into directly. The overall development by Meijer includes a regional detention basin for managing storm water volume and quality. We have reviewed the Meijer storm basin calculations to confirm it will support our site.

Evidence of Control of Land

From: Levitt, Matt <Matt.Levitt@meijer.com>
Sent: Friday, September 27, 2019 3:37 PM
To: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Subject: RE: status update

I just received the approved deal paperwork. I will send to Legal and we will hopefully have a contract to you in a couple of weeks.

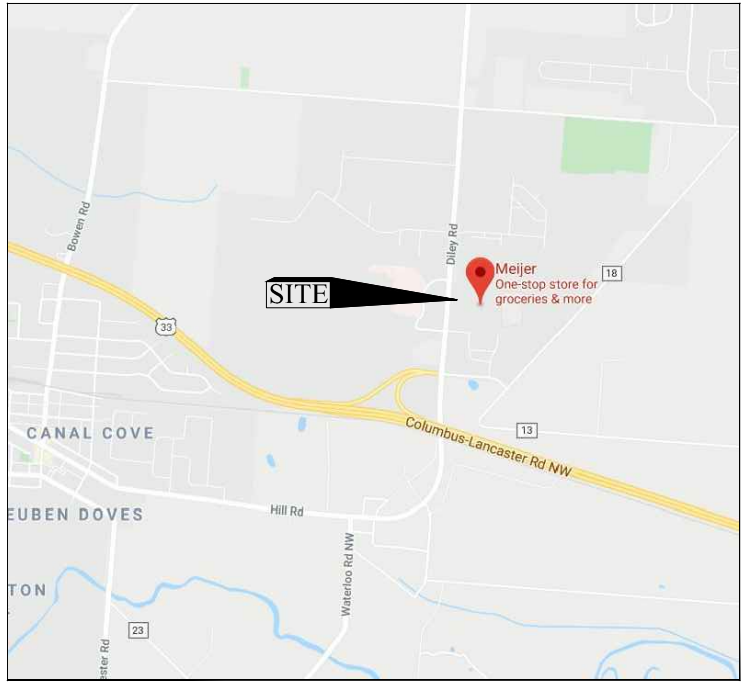
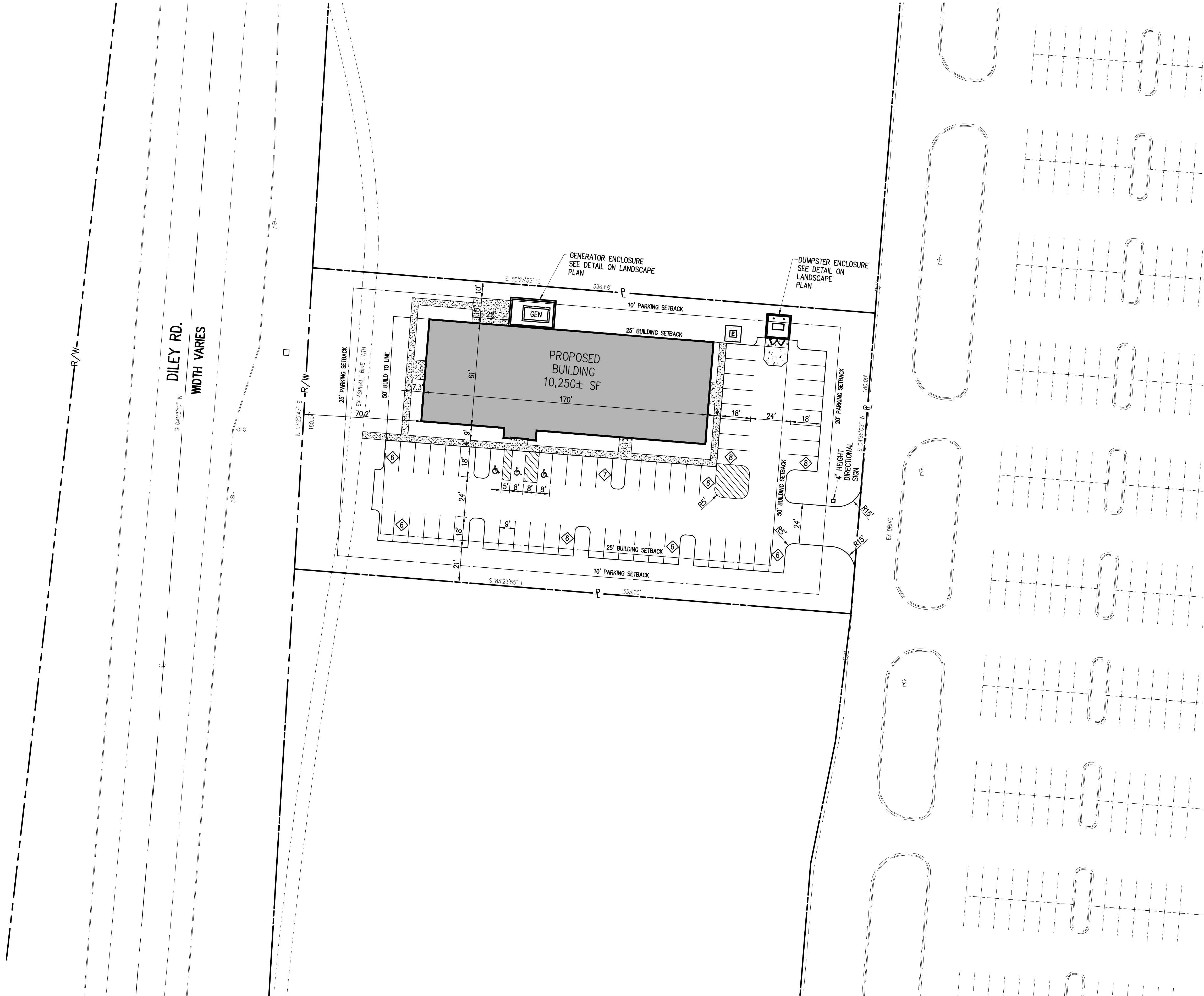
meijer

Matt Levitt / Manager - Property Sales / Real Estate

Meijer / 989 / 2350 3 Mile Rd., NW / Grand Rapids, MI 49544

P: 616-791-3909

matt.levitt@meijer.com



LOCATION MAP
NOT TO SCALE

ENGINEER
THE MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OHIO 43215
CONTACT: STEVEN E. FOX
PHONE: 614-452-4628
EMAIL: SFOX@MANNIKSMITHGROUP.COM

DEVELOPER
BREXTON, LLC
1123 GOODALE BLVD
GRANDVIEW HEIGHTS, OHIO 43122
CONTACT: CRAIG ABBOTT
PHONE: 614-441-4110
EMAIL: CRAIG.ABBOTT@BREXTONLLC.COM

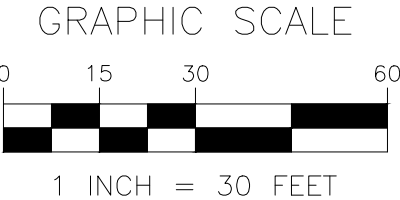
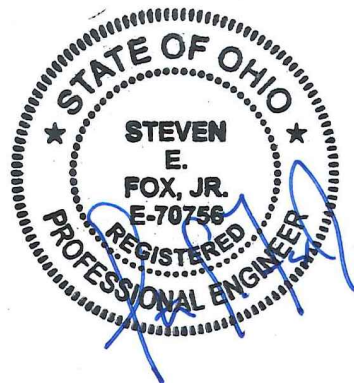
SITE DATA TABLE:	
TOTAL SITE AREA:	1.38± AC.
TOTAL DISTURBED AREA (incl. R/W):	1.24± AC.
PRE-DEVELOPED IMPERVIOUS AREA:	0.03 AC.
POST-DEVELOPED IMPERVIOUS AREA:	0.76± AC.

SITE DATA

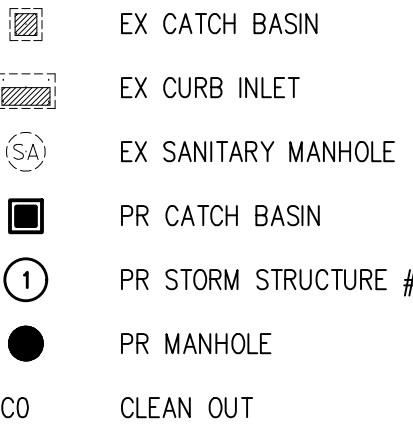
ADDRESS:	DILEY ROAD
PID:	042039000
SITE AREA:	1.38± ACRES
ZONING:	PCD – PLANNED COMMERCIAL DISTRICT
LAND USE:	
EXISTING:	OPEN SPACE
PROPOSED:	MEDICAL OFFICE
BUILDING AREA:	10,250 SF
PARKING:	
REQUIRED SPACES:	
MEDICAL OFFICE BUILDING:	1/200 SF (10,350 SF) = 52 SPACES
PARKING PROVIDED:	
TOTAL SPACES:	= 59 SPACES
(HANDICAP SPACES:	3 INCLUDED IN ABOVE TOTAL)
LOT COVERAGE:	17.05%
GREEN SPACE:	44.93%
IMPERVIOUS SPACE:	55.07%


SITE PLAN NOTES

- ALL PAVEMENT MARKINGS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE OF 50° MINIMUM. APPLY TWO (2) COATS.



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<div> <div>1</div> <div> <div>PRELIMINARY UTILITY PLAN</div> <div>SITE IMPROVEMENTS PLAN</div> </div> </div>	<div> <div>MEIJER OUTPARCEL</div> <div>BREXTON, LLC</div> <div> <div>1123 GOODALE BLVD</div> <div>GRANDVIEW HEIGHTS, OHIO 43122</div> </div> </div>	<div>  <div> <div>TECHNICAL SKILL, CREATIVE SPIRIT.</div> <div>www.MannikSmithGroup.com</div> </div> </div>	<div> <div>1160 DUBUIN ROAD</div> <div>SUITE 100</div> <div>COLUMBUS, OH 43215</div> <div>TEL: 614.441.4222</div> <div>FAX: 888.488.7340</div> </div>	<div> <div>NO.</div> <div>DATE</div> <div>BY</div> <div>DESCRIPTION</div> </div>
			<div> <div>PROJECT DATE: 10/14/19</div> <div>PROJECT NO: OP190187</div> <div>DRAWN BY: MS</div> <div>CHECKED BY: SEF</div> </div>	